

**PUBLIC MEETING MINUTES**  
**VILLAGE OF WOODSTOCK, VERMONT**  
31 The Green  
Woodstock, VT 05091  
(802) 457-7515

VILLAGE DESIGN ADVISORY COMMITTEE  
Wednesday, December 20, 2023, at 4:00 PM

**Members Present:** Beverly Humpstone, Vice Chair, Ellen Sorokra, Larry Zeitlin, Jack Rossi

**Staff Present:** Steven Bauer and Stephanie Appelfeller

**Public Present:** Toby Damon, Andrew Winter, Matt Giffin, Bill Kelsey, Leigh Gilligan, Sally Miller, Gary Moore, Nate Shipman

**Called to Order:**

The meeting was called to order at 4:02 PM.

**PUBLIC HEARINGS**

**A. V-0026-24: Adam Mikkelson**

Location: 63 & 65 Central Street

Parcel ID: 21.52.04

Proposed Development:

To redesign the rear parking area, drainage system and landscaping.

Jack Rossi and Toby Damon presented the proposed changes for 63 and 65 Central Street. The owner will eliminate the central wall in rear and relocate the hot tub to allow larger plantings and screening. At the rear of 65 Central, the driveway access was too steep and they plan to eliminate the side door and will veneer side of building with stone. Jack Rossi mentioned they plan to add two additional parking spaces in rear of site and an enclosed dumpster.

**VOTE: 3-0** (Larry Zeitlin, Ellen Soroka and Beverly Humpstone. Jack Rossi recused).

**B. V-0027-24: Leigh Gilligan & Jeremy Sternberg**

Location: 26 River Street

Parcel ID: 23.52.09

Proposed Development:

To replace windows, add a new standing seam roof and shed dormer, replace fencing, and place mechanical units on the north side of site.

Leigh Gilligan recently purchased 26 River and has plans to revitalize the property. Sally Miller and Gary Moore presented there will be no changes to the west elevation. The south elevation will have existing hip dormer changed to gable dormer, one door will be replaced with a window and a portion of the shutters may be removed. The back deck railing will be replaced. All windows will be replaced with similar style to existing windows. A shed dormer will also be

added to the south elevation. The changes to east elevation include new glass doors and windows will be added that face the river. The north elevation changes include the enclosed porch on 2<sup>nd</sup> floor will be reopened and mechanical units on north side will be added and covered by a roof extension.

The existing slate roof will be replaced with standing seam metal roof and solar panels will be placed on the southern roof. All fencing will be replaced with existing style. The existing skylights will be removed or replaced.

Ellen Sorokra asked for solar panel details and Leigh Gilligan explained the solar will be added as they are hoping to be net zero. Gary Moore mentioned they are adding insulation at R37 and spray foaming 6 inch walls. Windows will be double pane and will be foamed. All exterior trim will remain.

Beverly Humpstone asked about shutters and Sally Miller mentioned they will only remove shutters on south side. All doors are being replaced with similar style as existing.

**VOTE: 3-0.** All Approved. (Jack Rossi , Ellen Sorokra and Beverly Humpstone)

**C. V-0029-24: Doug Laufer**

Location: 8 River Street

Parcel ID: 20.52.08

Proposed Development:

To construct a roof over an existing deck.

Nate Shipman presented on behalf of Doug Laufer. Nate Shipman explained there is currently an open deck next to a covered porch that the owner wants to extend the roofline over the deck to prevent snow fall. The roof will follow the eave line of existing porch roof.

**VOTE: 3-0.** All Approved. (Jack Rossi , Ellen Sorokra and Beverly Humpstone)

Steven Bauer asked if this is considered a minor application as not visible from roadways and the Committee agreed the application is considered minor and recommend for administrative approval.

**D. V-0016-24: Twin Pines Housing Trust**

Location: 34-38 Pleasant Street

Parcel ID: 21.51.22

Proposed Development:

To remove two existing multi-household buildings, renovate two existing multi-household buildings and construct a new multi-household building.

Andrew Winter and Bill Kelsey and Matt Giffin presented the window and siding details. Matt Giffin explained the difference of prairie style and double hung style windows and recommended the double hung as it felt more historically accurate. The siding was changed to clapboard everywhere except recessed areas which will be paneling that matches the wainscoting along the

bottom. Beverly Humpstone asked if the 36" baseboard can be lowered. Matt Giffin explained the baseboard was added to make building look shorter.

The Design Committee asked to lower the baseboard under windows and prefer a flat panel with a crown molding. The Committee agreed to casement windows that look like double hung in 4 over 1 lite.

Andrew Winter explained the new trees will be 5-inch diameter. They have added an open walkway that leads to Ottauquechee Health Center on west side.

Jack Rossi asked about adding plantings such as daylilies between two lilac bushes. Andrew Winter mentioned they cannot add plantings in central walkway as that is needed for ambulance and fire truck access.

**VOTE: 3-0.** All Approved. (Jack Rossi , Ellen Sorokra and Beverly Humpstone).

**Other Business:**

None

**Approval of Minutes**

A. 12/6/23 and 12/11/23

Minutes will be voted on at the next meeting.

**Adjournment:**

Meeting adjourned at 5:14pm